

**MINUTES OF THE JONESTOWN BOARD OF ADJUSTMENT MEETING HELD
AUGUST 3, 2009, 7:30 P.M. AT THE CITY COUNCIL CHAMBERS
18649 FM 1431, JONESTOWN, TEXAS**

A. ITEMS OPENING MEETING:

1. CALL TO ORDER

CHAIRMAN HUDSON

Chairman Hudson called the meeting to order at 7:32 PM.

2. ROLL CALL

BOARD SECRETARY

Upon roll call, the following members were present: James Quinn, Chairman Bill Hudson, Jim Conatser and Paul Dertien. Chairman Hudson announced a quorum present.

3. APPROVAL OF MINUTES

Motion to approve the minutes from the June 22, 2009, April 18, 2005, April 3, 2006, April 6, 2006, and July 31, 2006 meetings was made by Quinn. Chairman Hudson seconded the motion. Motion passed.

B. GENERAL BUSINESS AND ACTION ITEMS:

1. a. Public hearing of a request by Thomas and Ruth Stento, Leander, Texas for the property located at 8500 Oveta St, Lot 4 and 5, Travis View, a variance from the Jonestown Code of Ordinances, Chap 14 Div.2, Sec. 14.02.061 (g) (7) Table 1, to be exempt from the additional requirement of 2 enclosed garage parking spaces per dwelling unit.

Don Groody, Builder, presented to the Board the plans that were drawn for the property. Groody stated that the property has steep slopes that exceeded the City maximum requirements for finished slopes on driveways making it difficult to place a driveway and parking structure within the given plans without incurring excessive cost to do so. Chairman Hudson asked if he was aware of the City regulations regarding the requirements of enclosed parking when the plans were drawn. Groody stated that he was aware, but the plans were drawn from what was given him by the owners of the property. Thomas and Ruth Stento were present and stated that the plans for the house were essentially drawn by Mrs. Stento. She further explained the physical and medical reasons in the design of the house. Vice Chairman Quinn upon viewing the site plan felt that there were other options available for placement of a garage and asked if those possibilities were explored. Groody responded that they had but would interfere with the views for which the placement of the house was placed. Discussion included the viewing of the property by the Board members. Each Board member had been to the site but there was confusion as to the exact location of the property. Chairman Hudson asked Groody to clearly mark the property line so that the Board members could visit the site again. Upon agreement of a date and time, Chairman Hudson stated that this meeting would continue on August 5 at 7:30 PM so that each member could view the location once more.

AUGUST 5, 2009

Chairman Hudson called the meeting back to order at 7:31 PM. Upon roll call all Board members that were at the previous meeting were in attendance and a quorum was still present. All Board members stated that they were able to view the property. Chairman Hudson closed the public hearing.

b. Discussion and possible action to approve a request by Thomas and Ruth Stento, Leander, Texas for the property located at 8500 Oveta St, Lot 4 and 5, Travis View, a variance from the

Jonestown Code of Ordinances, Chap 14 Div.2, Sec. 14.02.061 (g) (7) Table 1, to be exempt from the additional requirement of 2 enclosed garage parking spaces per dwelling unit.

Findings of the Board are attached

C. ADJOURNMENT

Chairman Hudson adjourned the meeting at 7:45 PM.

PASSED AND APPROVED AT A MEETING HELD ON AUGUST 31, 2009.

Bill Hudson, Chairman

ATTEST:

Marilee Pfannstiel, Board Secretary

FINDINGS OF THE BOARD OF ADJUSTMENTS CITY OF JONESTOWN

Date of Meeting: August 3, 2009

Agenda Item Number: 1. Thomas and Ruth Stento, Leander, Texas for the property located at 8500 Oveta St, Lot 4 and 5, Travis View,

Type: ___X___ Variance _____ Appeal _____ Reconsideration

Description: a variance from the Jonestown Code of Ordinances, Chap 14 Div.2, Sec. 14.02.061 (g) (7) Table 1, to be exempt from the additional requirement of 2 enclosed garage parking spaces per dwelling unit.

Findings: The Board found that there was not enough evidence presented to support a cause of hardship on the applicant if a variance from the ordinance was not granted.

Support for Finding: Board members viewed the physical property and viewed the plans as they were drawn. It was the discussed that there were other possible options of being in compliance available to the property owners without the necessity of this variance and the other options should be explored.

Motion and Second: Quinn made a motion to deny a request by Thomas and Ruth Stento, Leander, Texas for the property located at 8500 Oveta St, Lot 4 and 5, Travis View, a variance from the Jonestown Code of Ordinances, Chap 14 Div.2, Sec. 14.02.061 (g) (7) Table 1, to be exempt from the additional requirement of 2 enclosed garage parking spaces per dwelling unit.. Motion was second by Dertien.

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Vote: Dertien- Yes
Conatser- No
Quinn- Yes
Chairman Hudson- Yes

Variance denied.

Chairman

Vice-Chairman